



# HOUSING NEWS

★ KEEPING HOUSING ISSUES IN THE FOREFRONT ★

## STATE AND FEDERAL FUNDERS ANNOUNCE 2008 AWARDS

On December 21, 2007, both the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Development Commission (MHDC) announced the results of their annual competitions for housing and homeless assistance funds—HUD through the Continuum of Care (CoC) process and MHDC through the Missouri Housing Trust Fund process.

### HUD Homeless Assistance Funds

Missouri's nine CoC's received a total of just under \$22.5 million out of a nationwide total of \$1.326 billion in HUD funds awarded, or about 1.7% of the total. The Department of Mental Health's Shelter Plus Care grants accounted for over \$9.4 million in renewals of existing grants and two new grants, or almost 42% of the total federal funding statewide.

DMH applied for and received funds for two new Shelter Plus Care programs, one in the City of St. Louis and one in Kansas City, both to house chronically homeless persons. DMH also applied for new Shelter Plus Care funding to house homeless disabled persons in Cole, Boone and St. Charles Counties but HUD declined to fund those requests.

The amounts awarded to individual Missouri Continuums by HUD consist of the following:

|                           |                     |
|---------------------------|---------------------|
| St. Louis City            | \$10,198,965        |
| Kansas City               | 7,531,869           |
| Missouri Balance of State | 2,054,128           |
| St. Joseph                | 779,441             |
| Springfield               | 758,315             |
| St. Louis County          | 570,600             |
| Joplin                    | 531,463             |
| Clay/Platte Counties      | 37,356              |
| <b>State Total</b>        | <b>\$22,462,137</b> |

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### Statewide Unsheltered Homeless Count January 30<sup>th</sup>— You Can Help!

Plans for a statewide count of unsheltered homeless persons have been finalized for January 30, 2008. Individuals and teams of people in every county will be attempting to find and count people living without shelter. **You can help!** If you know of people in your area who are homeless and living on the street, contact [Liz Hagar-Mace](#) at DMH (573-522-6519).




[HUD's web site](#) contains information on all the CoC awards made nationwide, broken down by state and then by Continuum within each state. For people involved in the Continuum process, this can actually make for interesting reading. We in Missouri think of the CoC application process as complex, but one can only imagine what it takes to put together an application for, say, the Los Angeles County Continuum of Care, whose total award at \$67.5 million for over 230 funded projects is more than 30 times the size of our Balance of State's total award.

#### [MHDC Housing Trust Fund Awards](#)

Also on December 21, 2007, the Commissioners of the Missouri Housing Development Commission announced a total of \$5,142,241 in awards from the Missouri Housing Trust Fund. Seventy-six separate awards were made in the areas of homeless prevention, construction and rehabilitation, rental assistance, home repair, and operating matching funds. The awards break down by MHDC Region as follows:

|                   |                    |
|-------------------|--------------------|
| St. Louis Metro   | \$1,830,762        |
| Kansas City Metro | 1,056,712          |
| Central Region    | 812,185            |
| South Region      | 807,483            |
| North Region      | 635,099            |
| <b>Total</b>      | <b>\$5,142,241</b> |

[MHDC's web site](#) has complete information on the awardees and funding amounts. 

### Funding News \$\$\$\$\$\$\$\$\$\$\$\$

#### [Home Depot Foundation Offers Support for Affordable Housing Programs](#)

**Deadline: March 1, 2008  
(Letter of Inquiry)**

The Home Depot Foundation is dedicated to creating healthy, livable communities through the integration of affordable housing built responsibly, as well as the preservation and restoration of community trees. The foundation makes grants to 501(c)(3) tax-exempt public charities in the United States and to charitable organizations in Canada.



The foundation awards most of its grants by directly soliciting proposals from high-performing nonprofit organizations with the demonstrated ability to create strong partnerships, impact multiple communities, and leverage grant resources. In order to identify potential future nonprofit partners and/or respond to unique community revitalization opportunities, a limited amount of funding is set

aside to be awarded through a competitive process.

Preference is given to proposals that include community engagement resulting in the production, preservation, or



financing of housing units for low- to moderate-income families that address as many of the following considerations as possible: resource efficiency in design, construction, and operations; minimization of the depletion of natural resources, including timber and water; landscape features such as trees and shrubs that minimize demand for water and synthetic chemicals and reduce the "heat island" effect; reduction of maintenance costs through the use of innovative and durable materials; the use of environmentally friendly building materials; site planning with minimal environmental impact; use of energy-efficient and renewable technologies; improvement of indoor air quality, including moisture control and proper ventilation; and smart site planning and land use.

Complete program information, a FAQ, and an eligibility test are available at the foundation's web site.



Link:  
<http://www.homedepotfoundation.org/>



### Rural Homelessness Capacity Building Project Targets Needs of Rural Organizations

In order to more effectively serve the needs of persons who are homeless in rural communities, shelter providers must build and maintain financially strong, well-managed organizations. However, it is often difficult for these providers to access the resources needed to improve their capacity.

The Housing Assistance Council (HAC), in partnership with the National Alliance to End Homelessness, has created the Rural Homelessness Capacity Building initiative to provide rural homeless organizations with the technical assistance, training, information, and financial resources they need to improve their ability to serve homeless populations.

RHCB will award a total 10 grants of up to \$14,000 to support the capacity building efforts of homeless assistance providers working in rural persistent poverty counties. Grants may be used for various purposes depending on the recipient's organizational capacity needs. Funds may be used to purchase computer equipment or software as well as training expenses, related travel, and other costs. Grants of up to \$1,000 will also be available on a rolling basis for

organizations to send staff to training events meant to build the capacity of the organization. Grants can be used to cover travel, hotel, and registration costs of attending training events that cover rural housing development issues and homeless policy and program design.

The project also has resources to provide rural homeless organizations with technical assistance in many other areas, including organizational, leadership, program and revenue development, community engagement, training on specific service provision issues, and informational resources.

Link:  
<http://www.ruralhome.org/rhcbindex2.php> 

### **Are You at Risk of Foreclosure? Help Is Available!**

A single foreclosure on a home can be catastrophic for the household affected; but the wave of recent foreclosures has a broad and negative impact on whole communities, including loss of property tax revenue and lowered property values—items that support the existence of services for the poor.

Many homeowners at risk of foreclosure are very reluctant to deal with the situation out of fear or denial, but there are now a number of resources available to help people in that situation.

### Homeowner Crisis Resource Center

The National Foundation for Credit Counseling (NFCC) has created the Homeowner Crisis Resource Center. Visit [www.housinghelpnow.org](http://www.housinghelpnow.org) to find:



- Direct access to certified housing counselors through either a toll-free hotline **(866) 557-2227**, or an online locator;
- A self-diagnostic tool called the Mortgage Reality Check<sup>SM</sup> designed to help homeowners assess their situation and provide steps if it shows that they may be at risk; and
- An abundance of homeowner information and financial tools.

The web site is just one of the NFCC's stepped up counseling and education efforts in communities across the country to assist homeowners who may be at risk of losing their homes. The NFCC network of nonprofit, community-based agencies has nearly 1,000 offices and more than 1,200 certified housing counselors who are ready to assist consumers avoid foreclosure now.






### 888-995-HOPE

Created by the Homeownership Preservation Foundation, this is a toll-free hot-line providing homeowners information and counseling on how to avoid home foreclosure. The Foundation's web site, <http://www.995hope.org>, states that the HOPE hotline has provided free advice and education to more than 145,000 homeowners since 2002 through a network of lenders and non-profits services dedicated to helping homeowners avoid foreclosure.

The Homeownership Preservation Foundation is a Minneapolis-based 501(c)(3) nonprofit. The site states that each HOPE counselor is certified either by the NFCC or the AFCPE (Association for Financial Counseling and Planning Education— [www.afcpe.org](http://www.afcpe.org)).

### HUD Web Site

HUD's web site has a [page](#) linking multiple items relating to foreclosure, including [Tips for Avoiding Foreclosure](#), a fact sheet and links explaining [FHASecure](#) (a federally funded refinancing option that may help some homeowners), and a full-color pamphlet called "[Home Economics](#)" that gives ideas on home money management. 



## HUD the Helpful

Those of us who work with HUD occasionally grumble about the complexities of federal funding, but in this issue of *Housing News* we seem to be praising HUD's web site without even trying. Perhaps that's because there's little doubt that HUD is lavish with its on-line resources, as well as other forms of help. Given that, we wanted to share some more extremely good things that HUD has to offer.

- [Defining Chronic Homelessness: A Technical Guide for HUD Programs](#)

This publication is highly recommended for all HUD grantees that need to identify people who fit the definition of chronic homelessness (which most of us do). It is a technical guide, yes, but it's written in a user-friendly FAQ format and has some truly useful form templates at the end to help you document client homelessness history. Every HUD grantee should have this publication.

WWW.  
HUD.  
GOV

- APR Hotline and Helpline

Are your Annual Progress Report writing skills 100% perfected? No?? Well, HUD has set up a resource for those of us who need a little help with the old APR(s). You can call the APR Hotline at 1-877-277-1460, or email [APR@abtassoc.com](mailto:APR@abtassoc.com), and get help from an expert.

- [Homelessness Resource Exchange](#)

In October 2007 HUD launched [www.hudhre.info](http://www.hudhre.info), the Homelessness Resource Exchange. HRE is filled with links to resources appropriate for people working with many different aspects of homelessness, from current and prospective HUD grant holders to students and outreach workers. Highly recommended.



## Coalition Works to Increase the Size of the Missouri Housing Trust Fund

The Missouri Association for Social Welfare (MASW) has joined with other agencies and organizations across the state, including the Department of Mental Health, to form the Coalition for the Missouri Housing Trust Fund. The aim of the Coalition is to increase the size of the Missouri Housing Trust Fund by increasing the \$3 fee on all Missouri real estate transactions, the mechanism that funds the Housing Trust Fund.




MASW's web site notes that in 2006, the Housing Trust Fund assisted 7,350 families to prevent eviction or foreclosure; 1,551 families received security deposits and first month's rent help to obtain affordable housing; 351 households received home repair and weatherization aid; and 96 new affordable housing units were constructed; yet *only 25% of the requests for housing assistance could be met.*

One of the goals of the Coalition is raise public awareness about the Missouri Housing Trust Fund. With that in Mind, MASW's web site has a Housing Trust Fund Tool Kit that

anyone may download to assist them in discussing the issue with legislators and raising awareness through public discussion. The Tool Kit includes:

- Talking Points: 1,000's of Missourians are in danger of losing their homes and the Missouri Housing Trust Fund Overview - Available in [PDF](#) & [WORD](#)
- The Missouri Housing Trust Fund Detailed Explanation - Available in [PDF](#) & [WORD](#)
- Enlisting Local Support - Available in [PDF](#) & [WORD](#)
- Endorsement Form - Available in [PDF](#) & [WORD](#)
- Glossary of Housing and Other Terms - Available in [PDF](#) & [WORD](#)
- Area Median Income Information - Available in [PDF](#) & [WORD](#)
- List of Missouri Recorder of Deeds - Available in [PDF](#) & [WORD](#)
- Link to List of [State Representatives](#) and [Senators](#)
- Sample Letter for Newspaper - Available in [PDF](#) & [WORD](#)
- A Personal Story - Available in [PDF](#) & [WORD](#)

For more information about the Housing Trust Fund Coalition and what you can do to help, contact Sandy Wilson at MASW, 573-634-2901 or by email at [citizenvoice@masw.org](mailto:citizenvoice@masw.org), or Liz Hagar-Mace at the Department of Mental Health, 573-522-6519 or by email at [liz.hagar-mace@dmh.mo.gov](mailto:liz.hagar-mace@dmh.mo.gov). 



## DMH Mental Health Champion Is a Partner in Housing the Homeless

In the [last issue of Housing News](#) we reported on the Department of Mental Health's (DMH) Mental Health Champions initiative. The annual program recognizes the contributions of three people who have made significant contributions to their communities while living with and overcoming mental illness, developmental disability, and substance abuse or gambling addiction.

DMH recently announced the names of the people being recognized for their extraordinary achievements, and one of them was previously profiled in Housing News as a highly successful partner of the Balance of State Continuum of Care—Theresa Taylor, the founder of Vision House in Cape Girardeau (see the [April 2007 issue of Housing News](#) for the article about Theresa Taylor and Vision House).



Theresa Taylor (photo by Diane Wilson; thanks to semissourian.com)

Theresa was in fact nominated by Liz Hagar-Mace, DMH Housing Director, and the staff of the DMH Housing Unit; here is in part what her nomination had to say:

"Theresa Taylor has been instrumental in bringing almost \$350,000 in state and federal funding into Cape Girardeau by successfully pursuing grant funds from the Missouri Housing Trust Fund and HUD's Supportive Housing program, as well as participating in DMH's Access to Recovery program. ... [S]he is dedicated to seeing that her residents not only re-establish their independence, but also regain their sense of community. She has worked tirelessly to not only bring women back to their community, but to bring the community to them as well. Her heroic efforts have contributed to saving lives and to bringing an understanding to her community that people with alcohol and drug addictions need and deserve the support of the community."



The other recipients of the Mental Health Champion award are Dan LeLone in the developmental disability category, who led the effort to

establish *Sassafras*, an independent living apartment complex in Springfield; and Nan Chamberlain of Mexico in the mental illness category, who earned a master's degree in social work, established a course curriculum for incoming social work students, and works at a local community mental health center.

DMH Housing sends congratulations to all the winners of the Mental Health Champions awards. All three will be recognized at a banquet in Jefferson City on April 16, 2008, and will also receive an expenses-paid trip to Branson, including lodging, meals and tickets to show. 🏠

#### St. Louis' Queen of Peace Center: Dedicated to a Stronger Community

Periodically *Housing News* profiles agencies that have partnered with DMH Housing on housing and homelessness projects. Most of those articles previously focused on agencies working within the Balance of State Continuum of Care, but this time we're looking at one of DMH's oldest partners in housing, one that pre-dates the Continuum of Care process altogether: Queen of Peace Center of St. Louis.

Since 1985, Queen of Peace Center (QOPC) has offered women in the St. Louis community treatment services for addiction and co-occurring disorders, recovery services and a host of supportive services. QOPC specializes in serving women

with children and pregnant women. DMH and QOPC have been partners since 1994 in proving that housing and recovery together can produce successful outcomes.



1994 was the year DMH's first Shelter Plus Care programs began, including two grants to house residents of the City of St. Louis. One of these was targeted exclusively toward people with alcohol and drug addictions, and Queen of Peace was, and still is, the sponsor agency of that grant and is also the processing center for both the "City" grants. Processing centers are agencies that locally handle consumer orientations to DMH Shelter Plus Care programs and process rent payments to landlords—a complex and demanding job whose main reward is that it contributes to QOPC's mission to strengthen the St. Louis community. As of December 2007, QOPC was handling the landlord-tenant affairs of 232 Shelter Plus Care-assisted households.

In addition to its housing partnership with DMH, QOPC has dedicated much of its own resources to the idea that supportive housing is one of the keys to successful recovery. QOPC operates transitional housing at four separate sites serving women and women with children. This is in addition to operating five treatment sites





providing in-patient and out-patient treatment services and a child care center for the children of women receiving services. The Peace for Kids Child Development Center opened in January 2006 and serves up to 42 children, ages 3-12. Peace for Kids is another example of the holistic approach to recovery that Queen of Peace pursues—the idea that treatment of chemical dependency alone is not enough to ensure success. The spectrum of support that QOPC provides creates a high rate of success for its clients; the result is hundreds of women each year moving successfully toward sobriety and stability.



Queen of Peace Cathedral Tower

Please visit [Queen of Peace Center's web site](#) for more information about the agency.



## Regional Housing Meeting Schedule for March 2008

[Staff from the Missouri Housing Development Commission](#) will continue to facilitate regional housing meetings around the state. Attending one of these meetings is a great way to generate public discussion about housing and homelessness needs in your local area. Below is the meeting schedule for March 2008:

| Date    | Time            | Location  |
|---------|-----------------|---|
| 3/4/08  | 9-11 am         | Church Army<br>601 E. 6th St.<br>Branson                                |
| 3/4/08  | 2-4pm           | Ozark Action<br>720 E. Main<br>West Plains                              |
| 3/5/08  | 9-11 am         | Poplar Bluff<br>(loc. not set)  |
| 3/5/08  | 2-4pm           | DAEOC<br>99 Skyview Rd<br>Portageville                                  |
| 3/6/08  | 9-11 am         | Cape<br>Girardeau<br>(loc. not set)                                     |
| 3/7/08  | 9-11 am         | MASW<br>606 E. Capitol<br>Jefferson City                                |
| 3/7/08  | 1:30-<br>3:30pm | Pettis Co.<br>Community<br>Partnership<br>515 S.<br>Kentucky<br>Sedalia |
| 3/10/08 | 9-11 am         | Community<br>Services Inc.<br>1212 S. Main<br>Maryville                 |
| 3/10/08 | 2-4pm           | Green Hills<br>Community<br>Action<br>1506<br>Oklahoma<br>Trenton       |
| 3/11/08 | 9-11 am         | Kirkville<br>(loc. not set)   |
| 3/11/08 | 2-4pm           | NECAC<br>917<br>Broadway<br>Hannibal                                    |



**Department of Mental Health  
Housing Team**  
1706 East Elm St., PO Box 867  
Jefferson City, MO 65101  
573-751-9206

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*Liz Hagar-Mace, Director*  
*Dirk Cable, Editor*



Visit us on the Web at:  
[www.dmh.mo.gov/ada/housing/housingindex.htm](http://www.dmh.mo.gov/ada/housing/housingindex.htm)

Contact us by email at:  
[housing@dmh.mo.gov](mailto:housing@dmh.mo.gov)



An orientation session for people who haven't done this type of educational work with legislators before will be offered off-site prior to the start of the Legislative Awareness Day, and lunch will be provided afterward. The event will use Hearing Room 6 in the Capitol as a base of operation, and the room will be staffed from 10 AM to 4 PM.

|                     |  |
|---------------------|--|
| 9:00 AM – 10:00 AM  | Orientation Session, Kirkpatrick State Information Center<br>(a.k.a. the Secretary of State's office building) |
| 10:00 AM – 12:00 PM | Meeting with legislators at State Capitol  |
| 12:00 PM – 2:00 PM  | Lunch (provided)   |

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